

**MINUTES OF THE PLANNING BOARD MEETING
HELD ON JANUARY 24, 2012, AT 7:30 P.M. AT THE MUNICIPAL BUILDING,
1 HEINEMAN PLACE, HARRISON, NY**

MEMBERS PRESENT

*Thomas Heaslip, Chairman
Anthony Spano
Mark Rinaldi
Raymond A. Kraus
Marshall Donat
Kate Barnwell*

MEMBERS ABSENT

Nonie Reich

Patrick Cleary, Planning Consultant to the Board, Bob FitzSimmons, Building Inspector, Mike Amodeo, Town Engineer and Frank Balbi, Assistant Civil Engineer were present tonight.

The Chairman opened the meeting with the Pledge of Allegiance.

COMMITTEE REPORTS

- **EXECUTIVE SESSION** – Advice of Counsel

Motion to go into Executive Session made by Mark Rinaldi, seconded by Raymond Kraus. Vote carried 6-0.

Motion to return from Executive Session at 8:30 made by Mark Rinaldi, seconded by Anthony Spano. Vote carried 6-0.

- **PLANNING BOARD MEMBER KATE BARNWELL** – Resources for Comprehensive Planning, GEISs and Board Training

Kate Barnwell made a presentation to the Board regarding Comprehensive Planning, GEIS and other training available to the Board.

- **ZONING AMENDMENT TO B ZONE** – Referral from Town Board to consider changing the living space to 900 square feet for one unit.

The Chairman, Patrick Cleary and Bob FitzSimmons along with the Board reviewed the referral for the amendment to the B Zone.

A decision for a comprehensive study was made.

Motion to send a recommendation to the Town Board for a comprehensive study

of the B Zone was made. Motion made by Raymond Kraus, seconded by Mark Rinaldi. Vote carried 5-0.

- **ALTERNATE PLANNING BOARD MEMBER**

The Chairman discussed the possibility of appointing an alternative Planning Board member.

Motion to forward a recommendation to the Town Board for an alternative Board member made by Raymond Kraus, seconded by Mark Rinaldi. Vote carried 5-0.

1. **108 CORPORATE PARK DRIVE – GENERATOR** – 108 Corporate Park Drive, Block 621, Lot 11 – Site Plan Review, Special Exception Use Permit, SEQR Review, **Public Hearing**

Chris Moscato the Property Managers for Normandy Real Estate Partners for 108 Corporate Park Drive appeared.

Motion to open the Public Hearing made by Mark Rinaldi, seconded by Raymond A. Kraus. Vote carried 5-0.

No comments or questions were raised by the audience or the Board.

Motion to close the Public Hearing made by Kate Barnwell, seconded by Raymond A. Kraus. Vote carried 6-0.

Motion to grant Site Plan approve made by Raymond A. Kraus, seconded by Kate Barnwell. Vote carried 6-0.

Motion to grant Special Exception Use permit made by Anthony Spano, seconded by Raymond A. Kraus. Vote carried 6-0.

2. **SPANO BUILDING – CHANGE OF USE** – 197 Harrison Avenue, Block 134, Lot 29 (29-30) – Site Plan Review, SEQR Review, **Public Hearing**

Pellegrino Orsini with Rino Architects appeared before the Board.

Motion to open the Public Hearing made by Mark Rinaldi, seconded by Raymond A. Kraus. Vote carried 6-0.

No comments or questions were raised by the audience or the Board.

Motion to close the Public Hearing made by Kate Barnwell, seconded by Marshall Donat.

Vote carried 6-0.

Motion to grant Site Plan approval with the condition that the necessary variance(s) from the ZBA be obtained, made by Raymond A. Kraus, seconded by Marshall Donat. Vote carried 6-0.

3. **DIPAOLLO SUBDIVISION** – 79 Westerleigh Road, Block 611, Lot 21 (2 Lots) – Sketch Plan Review, SEQR Review

Linda Whitehead, Esq. with McCullough Goldberger & Staudt appeared before the Board along with Ted Malone with Redniss & Mead who was also present.

A discussion regarding the potential presence of a wetland on the property took place, along with stormwater and drainage concerns and the presence of existing drainage structures.

Motion to retain Evans Associates made by Mark Rinaldi, seconded by Anthony Spano. Vote carried 6-0.

The applicant was directed to address to comments of the Engineering Department.

4. **CAPUTO RESIDENCE – WETLAND PERMIT** – 500 West Street, Block 301, Lot 22 – Wetland Permit Review

Application not heard. Adjourned to the February Meeting.

5. **GENTILE – SITE PLAN** – 179 Underhill Avenue, Block 824, Lot 9 – Site Plan Review, SEQR Review

Joseph Crocco, Architect appeared before the Board.

A discussion regarding the pending violation took place, along with engineering issues and variances that may be required.

Mr. Crocco will meet with the engineering department and come back to the Board.

The Chairman requires that the applicant return to the Board within two months.

6. **MARINO BUILDING – SITE PLAN** – 47 Oak Street, Block 91, Lot 31(31-32) – Site Plan Review, SEQR Review

Steve Marchesani, Architect appeared before the Board.

A discussion regarding the inadequacy of the site plan, required parking spaces and dimensional requirements took place.

Steve Marchesani will make the changes to the plan and come back to the Board.

7. **COLE SUBDIVISION** – 33 Stratford Road, Block 518, Lot 19 (2 Lots) – Site Plan Review, SEQR Review

Chuck Utschig with Birdsall Engineering appeared before the Board.

A discussion regarding the configuration of the two lots took place along with drainage and site distance and public safety of the new driveway.

The Board will schedule a site visit with Mr. Utschig before the next meeting.

Motion to designate the Board as Lead Agency made by Kate Barnwell, seconded by Raymond A. Kraus. Vote carried 6-0.

A neighbor spoke about concerns about safety on the street and drainage.

8. **WESTCHESTER COUNTRY CLUB – SITE PLAN** – Squash Court Addition & New Golf Training Center – 99 Biltmore Avenue, Block 566, Lot 1 – Amended Site Plan Review, Amended Special Exception Use Permit, SEQR Review

David Steinmetz, Esq. appeared before the Board along with Rich Williams from Insite, Ken Nadler Architect for the Training Center and Jim Cole Architect for the squash court addition.

Motion to declare the Board Lead Agency made by Mark Rinaldi, seconded by Raymond Kraus. Vote carried 6-0.

Motion to schedule a Public Hearing for February 28, 2012 made by Raymond A. Kraus, seconded by Marshall Donat. Vote carried 6-0.

This Meeting was adjourned at 10:00 pm on a motion by Raymond A. Kraus, seconded by Mark Rinaldi. Vote carried 6-0.

The next regular Board meeting is scheduled for February 28, 2012.

Rosemarie Cusumano, Secretary

Town Clerk's Office